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18 **UNITED STATES DISTRICT COURT**
19 **DISTRICT OF NEVADA**

20 NATIONSTAR MORTGAGE LLC, a foreign
21 corporation doing business in Clark County
22 Nevada; FEDERAL NATIONAL
23 MORTGAGE ASSOCIATION, a government
24 sponsored enterprise, and FEDERAL
25 HOUSING FINANCE AGENCY, as
26 Conservator of Fannie Mae,

27 Plaintiffs,
28 v.

Case No. 2:15:cv-00267-RFB-NJK

29 **STIPULATION AND ORDER**
30 **EXTENDING DEADLINE FOR**
31 **NATIONSTAR MORTGAGE, FEDERAL**
32 **NATIONAL MORTGAGE**
33 **ASSOCIATION AND THE FEDERAL**
34 **HOUSING FINANCE AGENCY TO**
35 **RESPOND TO SFR INVESTMENTS**
36 **POOL 1 LLC'S MOTION TO DISMISS**
37 **(First Request)**

1 SFR INVESTMENTS POOL I, LLC, a Nevada
 2 Limited Liability Company; TALASERA AND
 3 VICANTO HOMEOWNERS ASSOCIATION, a
 4 Nevada Nonprofit Corporation,

5 Defendants.

6 COMES NATIONSTAR MORTAGE, LLC (hereinafter "Nationstar") and FEDERAL
 7 NATIONAL MORTAGE ASSOCIATION ("Fannie Mae") on the one hand by and through their
 8 counsel of record Thomas N. Beckom, Esq of the law firm of McCarthy & Holthus LLP; the
 9 FEDERAL HOUSING FINANCE AGENCY ("FHFA") by and through their counsel of record
 10 Asim Varma, Esq of the law firm of Arnold and Porter LLP and Leslie Bryan Hart of the law firm
 11 of Fennemore Craig, P.C., and SFR INVESTMENTS POOL 1, LLC by and through their counsel
 12 of record Jacqueline Gilbert, Esq of the law firm of Howard Kim and Associates and hereby file
 13 this Stipulation and Order Extending the Deadlines for Nationstar, Fannie Mae, and the FHFA to
 14 respond to SFR's Motion to Dismiss filed on April 17, 2015 pursuant to LR 6-1.

15 **RECITALS**

16 1. On April 17, 2015 SFR filed a Motion to Dismiss the Quiet Title Complaint filed by
 17 Nationstar, Fannie Mae, and the FHFA. Currently responses are due by May 4, 2015 and
 18 as such this stipulation has been filed timely pursuant to LR 6-1.

19 2. Nationstar, Fannie Mae, and the FHFA have not previously asked for extension to respond
 20 to this motion.

21 3. Nationstar, Fannie Mae, and the FHFA respectfully request additional time to respond to
 22 SFR's Motion as SFR, by way of the Motion to Dismiss, has raised new, important, and
 23 unique defenses to the application of certain federal statutes in the complaint. The
 24 resolution of these claims will have implications district wide to the current Homeowners
 25 Association foreclosure issue in light of the Nevada Supreme Court's opinion in *SFR Invs.*
 26 *PoolI, LLC v. U.S. Bank N.A.* 334 P.3d 408 (2014).

1 4. Given the importance and breadth of this issue, Nationstar, Fannie Mae, and the FHFA
2 respectfully request additional time to brief this matter so that these legal issues may be
3 properly presented to the court.

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STIPULATION

1 It is hereby **STIPULATED** that Nationstar, Fannie Mae, and the FHFA shall have until
2 June 3, 2015 to respond to SFR's Motion to Dismiss filed April 17, 2015.

3
4 DATED this 23rd day of April, 2015

DATED this 22nd day of April, 2015

5 **HOWARD KIM & ASSOCIATES**

McCARTHY & HOLTHUS, LLP

6
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28 DATED this 22nd day of April, 2015

DATED this 22nd day of April, 2015

FENNEMORE CRAIG, P.C.

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24 *Agency*

ORDER

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25 *Agency*

26 IT IS SO ORDERED:



26
27 RICHARD F. BOULWARE, II
28 United States District Judge

DATED this 24 day of April , 2015.

NV-15-660002-DCR